150.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,300 / 596,300
					USE VALUE:	596,300 / 596,300
					ASSESSED:	596,300 / 596,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER MARY GILES
Owner 2:	
Owner 3:	
Street 1:	152 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1923, having primarily Clapboard Exterior and 966 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4092.000	162,100		434,200	596,300
Total Card	0.094	162,100		434,200	596,300
Total Parcel	0.094	162,100		434,200	596,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 617.29 | /Parcel: 617.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98968

GIS Ref

GIS Ref

Insp Date 02/24/18

!11732!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	162,100	0	4,092.	434,200	596,300		Year end	12/23/2021
2021	101	FV	151,100	0	4,092.	434,200	585,300		Year End Roll	12/10/2020
2020	101	FV	151,100	0	4,092.	434,200	585,300	585,300	Year End Roll	12/18/2019
2019	101	FV	152,300	0	4,092.	407,100	559,400	559,400	Year End Roll	1/3/2019
2018	101	FV	146,700	0	4,092.	336,500	483,200	483,200	Year End Roll	12/20/2017
2017	101	FV	146,700	0	4,092.	309,400	456,100	456,100	Year End Roll	1/3/2017
2016	101	FV	146,700	0	4,092.	282,200	428,900	428,900	Year End	1/4/2016
2015	101	FV	146,000	0	4,092.	276,800	422,800	422,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:00:47

LAST REV

Date	Time
07/23/18	10:13:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL PAUL W/E	27622-367		8/28/1997		165,000	No	No	Y	

USER DEFINED

Prior Id # 1:	98968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/1998	71	Addition	10,000					7X18 ADDITION
12/17/1997	750		3,500					FOUNDATION 12X7
12/11/1997	738		1,500					REMODEL BATH
10/16/1995	596		5,000					REM/KIT/LIVING RM

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/22/2008	Measured	372	PATRIOT
4/27/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4092		Sq. Ft.	Site		0	80.	1.33	9									434,207						434,200	

Total AC/HA: 0.09394 | Total SF/SM: 4092 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 434,207 | Spl Credit: | Total: 434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	132.300
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	220267
Depreciation:	58151
Depreciated Total:	162117

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

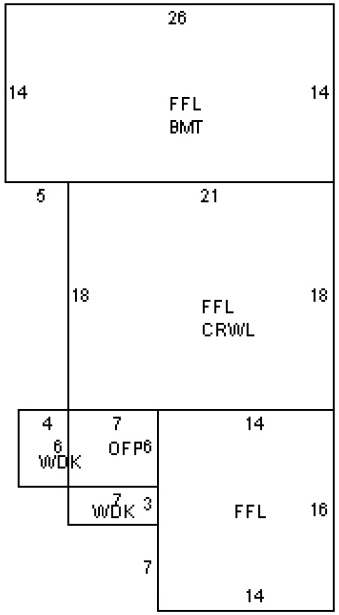
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.30
Special Features:	0	Val/Su Net:	90.31
Final Total:	162100	Val/Su SzAd	167.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	132.300	127,802
CRWL	Crawl Space	378	19.850	7,501
BMT	Basement	364	39.690	14,447
WDK	Deck	45	15.680	706
OFP	Open Porch	42	43.120	1,811
	Net Sketched Area:	1,795	Total:	152,267
Size Ad	966	Gross Area	1795	FinArea 966

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc